



CITY OF GLEN COVE

City Hall, 9 Glen Street, Glen Cove, NY 11542

BOARD OF ZONING APPEALS

THURSDAY, SEPTEMBER 17, 2026

AGENDA

- A. PRE -BOARD MEETING - 7:00 p.m. in the First Floor Conference Room
- B. PUBLIC HEARING - 7:30 p.m. in the Main Chambers

Case # 13 – 2026 Madeline Faraci – 40 Smith Street, Glen Cove

Application of Madeline Faraci requesting variances from Section 280-59 R-4 (Seven-Thousand-Five-Hundred-Square-Foot One- and Two-Family Residential District), subsections (B)(4) and (B)(8) of the Glen Cove Zoning Code. The application proposes a subdivision of an existing 100-foot-wide lot into two 50-foot-wide lots. The existing non-conforming two-family dwelling will remain on one lot, with a new two-family dwelling proposed on the second lot. The applicant is requesting variances for the proposed 50-foot lot width, where 75 feet is required, and a 5-foot side yard setback, where 10 feet is required. The property is in the R-4 Zoning District designated as Section 22, Block 802, Lot 89 & 90 on the Land and Tax Map of Nassau County.

- C. ALL OTHER BOARD BUSINESS